



20. Special features: Fence, porch, garage
21. General architectural description: 615 Jefferson is a small, simple, wood-framed building, rectangular in plan, facing east to Jefferson Avenue. It has a side gabled roof covered with gray asphalt shingles. Exterior walls are clad with horizontal textured vinyl siding of a light sage green color. The foundation is concrete. All windows are replacements, cream-colored aluminum casement pairs or sets of fixed sash with casement sidelights. Centered on the east façade is a light tan paneled door with a tan metal storm, sheltered by a small shed roof on painted 4x4 wood posts. There is a concrete stoop at the entrance, one step above a concrete walk leading to the City sidewalk. There is a side door on the south side and aluminum slider doors on the west side leading to the brick patio.
22. Architectural style/building type: Other style: wood frame side gable
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. Located on a narrow mid-block lot, 615 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. The front yard is small, grassy, and open to Jefferson. The deep rear yard is enclosed with chain link fencing. The northern half of the rear yard is grassy, and the southern half is covered with pea gravel. There is a brick patio just west of the house.
24. Associated buildings, features, or objects: There is a large non-historic 2-car garage with tan vinyl or metal horizontal siding, a gable roof with gray asphalt shingles and solar panels on the south-facing slope, a tan metal overhead garage door with a concrete drive to the alley, a solid wooden man-door facing south and small aluminum slider windows on the south and east sides.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: ca. 1965 Actual: \_\_\_\_\_  
Source of information: Boulder County
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original owner: Auncey and John Venette  
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): The house was probably built in the 1960s. Solar panels were added on the garage in 2009. The building appears to have been recently remodeled, but no record of recent building permits was found, nor was a Boulder County Assessor's card located. Windows and siding are of recent construction.
30. Original location X Moved \_\_\_\_\_ Date of move(s):

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville. However, it was constructed much later than others in the subdivision.

This property at 615 Jefferson has a connected history with that of 613 Jefferson (5BL11289) and has had several different owners.

Boulder County gives 1967 as the year of construction for this property. The dates given by Boulder County have sometimes been found to be in error with respect to historic buildings in Louisville, and 1967 could have been the date of a remodel of the house. A 1965 building permit is on file for this address. No separate 1948 County Assessor card for this property was found, although the card for 613 Jefferson, which was first filled out in 1948 and then apparently updated in the 1950s, indicates through changes in the legal description that there was a period when the parcels at 613 and 615 Jefferson were owned by the same owners (to be described in more detail below). A listing found in the Louisville Historical Museum of addresses and owners relating to the installation of curbs and gutters in this neighborhood, believed to date from the 1950s, indicates the address and owner of 613 Jefferson but not 615 Jefferson. A review of a reverse directory created from the 1952 Louisville directory shows that the 1952 directory did not list this address.

The property in question is outside of the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (the maps focused on the downtown business district and La Farge Avenue only). The house does not appear on the 1909 Drumm's Wall Map of Louisville or on the Methodist Church map of Louisville that dates from the early 1920s, though the houses on both sides of it, 613 Jefferson and 617 Jefferson (5BL11291) do appear on these maps.

Based on the evidence, it appears that the property was vacant until the current house was built in ca.1965 or 1967.

The earliest property records relating to this parcel could not be located in the online Boulder County property records. For unknown reasons, the original transfer from Jefferson Place developer Charles Welch could not be found.

In 1952, Margaret Gordon purchased this property from the Boulder County Treasurer. The fact that it was owned by Boulder County could indicate a default situation that would make the chain of ownership more difficult to trace. Also, the fact that there was apparently not a house here in the first half of the 1900s means that there was not a house address that could lead to a listing of the owner or resident in Louisville directories.

The same year that she acquired it, in 1952, Margaret Gordon conveyed this property to Charles and Lena Metz. The Metzses had just purchased 613 Jefferson next door the previous year.

Charles (born around 1881) and Lena (born around 1887) Metz lived in Lafayette before moving to Louisville. Louisville directories show them living at 613 Jefferson during their ownership. Charles Metz was a member of a prominent pioneer family of this area.

1965, Charles and Lena Metz conveyed the lots that make up both 613 Jefferson and 615 Jefferson to Mabel Sandy Sahm, a widow who had just lost her husband, Donald, that year. Charles Metz also himself died in 1965.

The following year, in 1966, Sahm transferred the property at 615 Jefferson to her sister and her sister's husband, Auncy and John Venette. It appears that the two properties have had separate owners since 1966. (However, the Venettes are not listed in the 1966 Louisville directory as yet being residents at the address of 615 Jefferson.) It is believed that the two sisters, Mabel and Auncy, lived next to one another for about twenty years. The Sahm family would own 613 Jefferson for 41 years.

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Mabel Sandy Sahm and Auncy Sandy Venette, sisters, moved to Louisville in 1920 at the ages of 14 and about 19, respectively. Their parents lived at 913 La Farge (5BL11285) in Jefferson Place, and more can be found about the Sandy family in the report for that address. More information about Mabel Sandy Sahm can be found in the report for 613 Jefferson.

Auncy Sandy Venette, who was born in 1901, died in 1986. In 1990, John Venette sold the property to Paul Sprague. Another later owner was Juliette Sizer, and the current owner is Kreutzman Construction.

As the evidence suggests that this house at 615 Jefferson was likely constructed in ca. 1965, it is not believed that there was ever a different address for it under Louisville's old address system.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com) (including the photos for this report).

Drumm's Wall Map of Louisville, Colorado, 1909.

Methodist Church Parish Map of Louisville, Colorado, circa 1923-35.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Lafayette, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/lafcemqz.txt>.

Archival materials on file at the Louisville Historical Museum, including an undated listing of owners and addresses relating to the installation of curbs and gutters by the City of Louisville, Museum catalog #86-12-05.

## VI. SIGNIFICANCE

37. Local landmark designation: Yes \_\_\_\_ No X Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

     A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.

(8) Significant historic remodel.

☐ B. Social.

(1) Site of historic event that had an effect upon society.

(2) Exemplifies cultural, political, economic or social heritage of the community.

(3) Association with a notable person or the work of a notable person.

☐ C. Geographic/environmental

(1) Enhances sense of identity of the community.

(2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

☒ Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Not eligible

37B. Applicable State Register of Historic Properties Criteria:

☐ A. The property is associated with events that have made a significant contribution to history.

☐ B. The property is connected with persons significant in history.

☐ C. The property has distinctive characteristics of a type, period, method of construction or artisan.

☐ D. The property has geographic importance.

☐ E. The property contains the possibility of important discoveries related to prehistory or history.

☒ Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:

☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National ☐ State ☐ Local ☐

42. Statement of significance: This house is an example of a 1960s infill addition to Louisville's first residential subdivision, Jefferson Place. Although most likely constructed after the end of the period of significance, it was designed to blend well with the scale and style of nearby houses on Jefferson Avenue.

43. Assessment of historic physical integrity related to significance: Although the house appears to have been recently remodeled, there is no evidence of additions or modifications to window sizes. The property has integrity of setting, location, materials, design, workmanship and feeling.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible \_\_\_\_ Not Eligible X Need Data \_\_\_\_

45. Is there National Register district potential? Yes X No \_\_\_\_

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property is non-contributing to a State, local, or National Register historic district.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing X

This house did not exist during the National Register period of significance and has been significantly remodeled more recently, so it is noncontributing.

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

The property is not within an existing National Register district.

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#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: 5BL11290\_615Jefferson\_01 through 5BL11290\_615Jefferson\_05.

Digital images filed at: City of Louisville, Planning Department

48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s): 2013

50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

51. Organization: Avenue L Architects

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

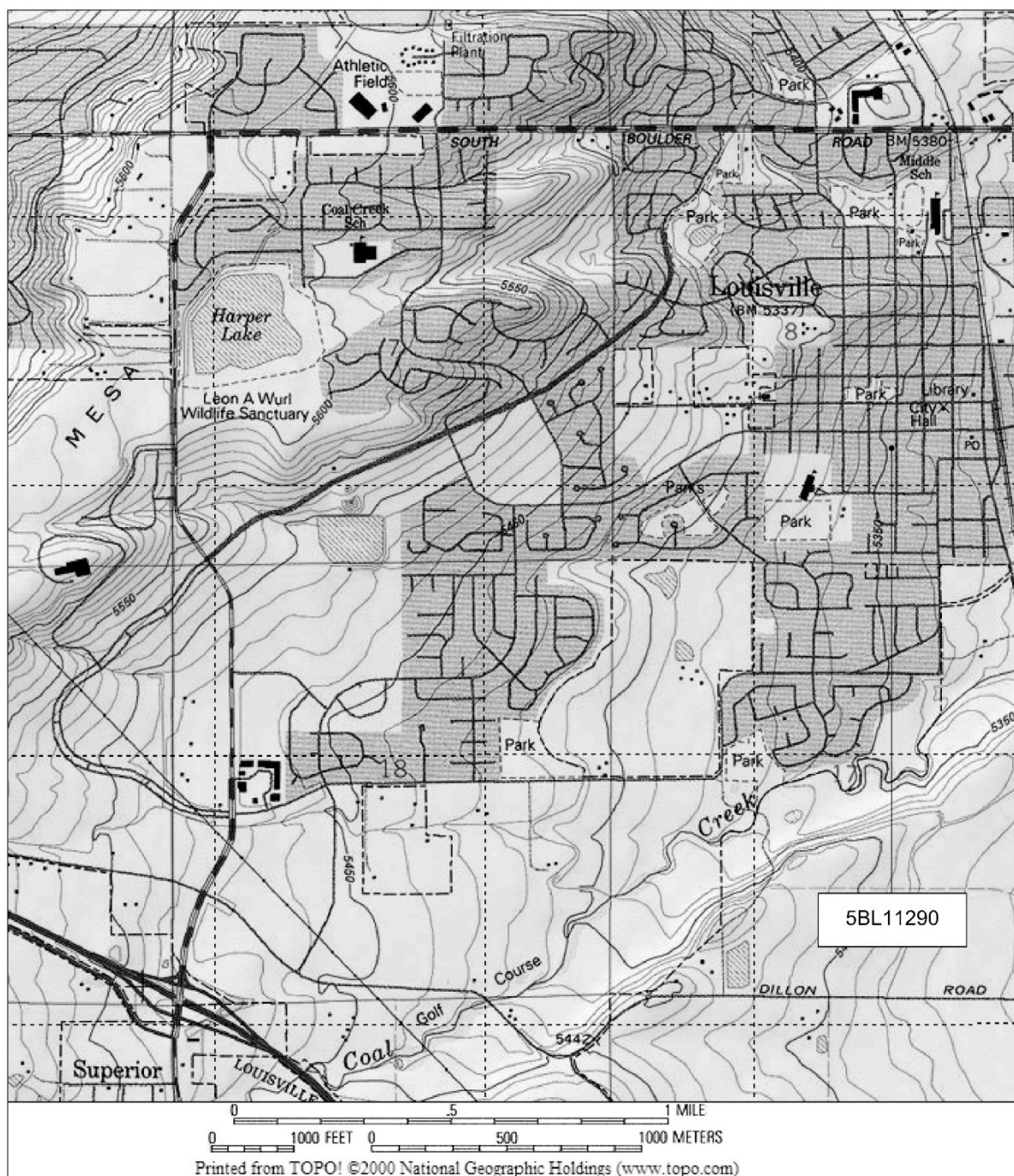
Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



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Architectural Inventory Form  
USGS Location Map



615 Jefferson Avenue, Louisville, Colorado

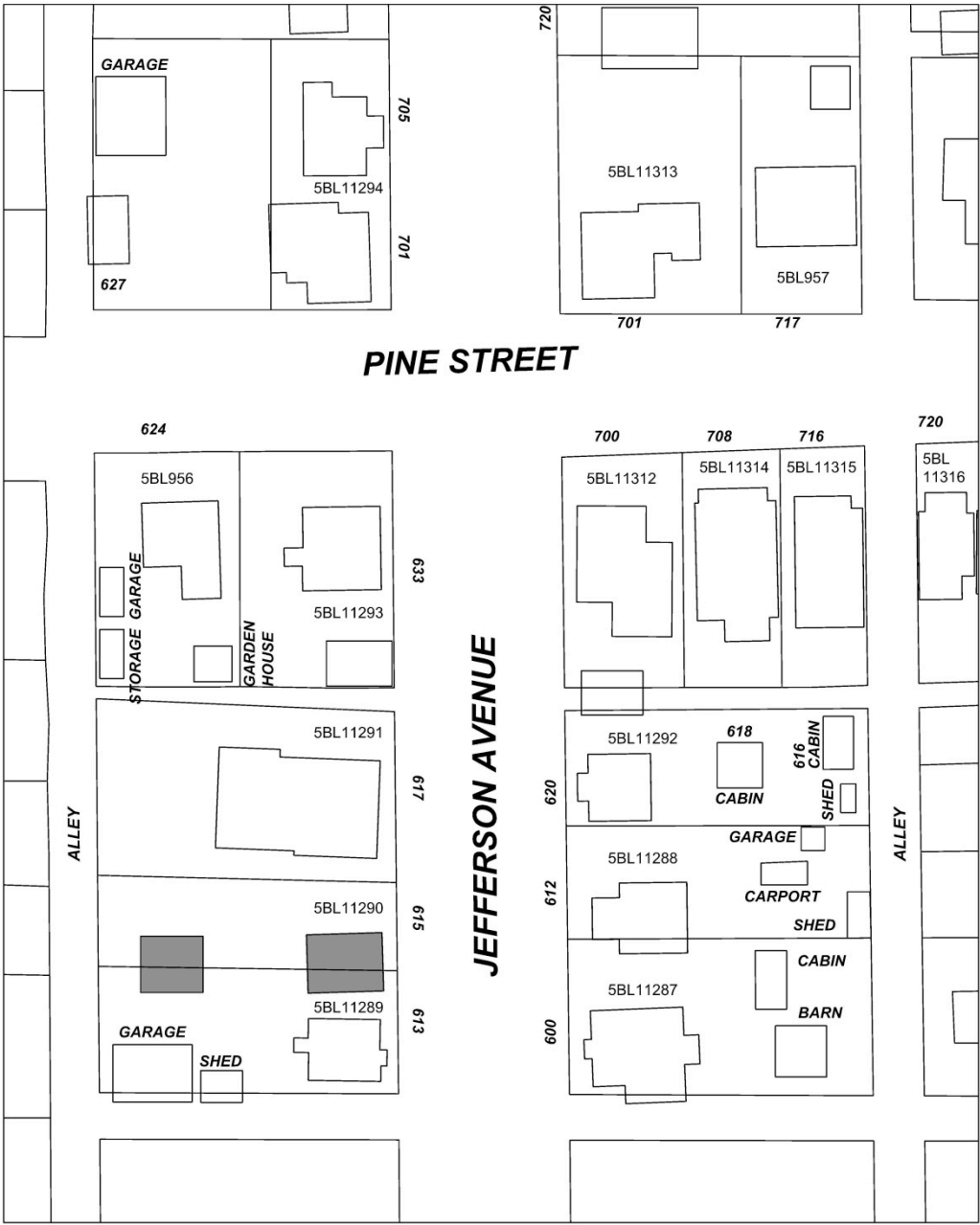
SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.





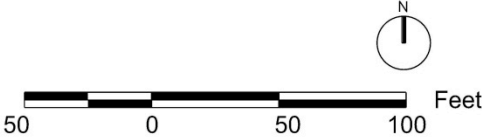
Resource Number: 5BL11290

Architectural Inventory Form  
Site Location Map



615 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



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5BL11290\_615Jefferson\_01 east



5BL11290\_615Jefferson\_02 south



Resource Number: 5BL 11290

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5BL11290\_615Jefferson\_03 north



5BL11290\_615Jefferson\_04 west

Resource Number: 5BL 11290

Temporary Resource Number: 157508434004



5BL11290\_615Jefferson\_05 garage southwest